

## £30 million to live on UK's most expensive street – Tite Street

- Tite Street in the London Borough of Chelsea and Kensington becomes UK's most expensive street – with an average house price of just under £30 million
- The UK's top 10 most expensive streets are all in London and have an average price tag of more than £19 million
- Streets outside the capital have seen prices increase faster

Halifax has revealed the UK's most expensive streets in 2021, with Tite Street in the London Borough of Chelsea and Kensington at the top of this year's property Christmas tree – with an average house price of £28.9million. The street, set between the banks of the River Thames to the South and the famous Kings Road to the North, replaces last year's top spot, Avenue Road in London's St John's Wood.

Second on the list is Phillimore Gardens, with average house prices on the prestigious street near Kensington and Holland Park at £25,188,000. In third, a home amongst the festive lights of Mayfair's South Audley Street will set buyers back over £22 million (£22,850,000) on average.

Table 1: 10 Most expensive streets in the UK 2021

Street Name	Posttown	Region	Postcode	Average House Price £ 2016-2021*
Tite Street	London	Greater London	Sw3	28,902,000
Phillimore Gardens	London	Greater London	W87	25,188,000
South Audley Street	London	Greater London	W1K	22,850,000
Chelsea Square	London	Greater London	Sw3	18,800,000
Queen Annes Gate	London	Greater London	Sw1	17,563,000
Knightsbridge	London	Greater London	Sw1	16,749,000
Ilchester Place	London	Greater London	W14	16,304,000
Kensington Park Gardens	London	Greater London	W11	15,683,000
Manresa Road	London	Greater London	Sw3	15,518,000
Tregunter Road	London	Greater London	Sw1	15,510,000

Source: Land Registry and Royal Mail. \*For period between January 2016 and September 2021

While London streets continue to dominate the Top 10, mainly located in the prime residential areas of Kensington, Chelsea and the City of Westminster, the South East proves it's got its fair share of pricey properties too.

Taking the 11<sup>th</sup> and 12<sup>th</sup> spots, South Ridge (£7,125,000) and East Road (£6,862,000), are both in Weybridge, a small town just outside the M25.

**Esther Dijkstra, Mortgage Director, Lloyds Bank, said:** "London's dominance of the top ten most expensive streets in the UK continues, with property prices on some of the most famous roads in the capital averaging £19 million. Homes in the South East's most expensive streets will set you back around £5.5 million, and you'll benefit from more rural locations all within commuting distance of the capital."

# Press Release



*“However, much like house prices overall, homes in London have not experienced the same meteoric rise as other regions this year. Buyers with deeper pockets may be starting to look beyond the capital for their next grand home.”*

The average price of a home on one of the ten most expensive streets in both the North and West Midlands increased 11% in a year, making them the two best performing regions. In the North West they have increased by 5% on average, followed by the East Midlands at 4%. London, in comparison, experienced just a 1% increase.

At the other end of the scale, in the South West the prices of homes on these streets have tumbled 15%, while in East Anglia the average price has dropped 5%.

## REGIONAL KEY FINDINGS

### **North**

The top two most expensive streets are in Windermere: Old Hall Road (£2,508,000) followed by Newby Bridge Road (£1,488,000). Seven of the top 10 most expensive streets are based in Newcastle Upon Tyne, with Montagu Avenue the most expensive in the city and third on the list. (£1,369,000).

### **North West**

In the North West, all the expensive streets are in Altrincham, Macclesfield, Knutsford and Alderley Edge. Barrow Lane in Altrincham is the most expensive street with homes selling, on average, for £3,706,000 followed by Underwood Road in Alderley Edge (£2,925,000) and Stanhope Road in Altrincham (£2,785,000). Theobald Road (£2,572,000), also in Altrincham, and Withinlee Road (£2,536,000) in Macclesfield, complete the top five.

### **Yorkshire and the Humber**

The most expensive street in the region is Fulwith Mill Lane, Harrogate (£1,797,000), followed by Ling Lane, Leeds (£1,551,000). Hag Farm Road in Ilkley (£1,468,000), Wetherby's Linton Lane (£1,353,000) and Sandmoor Drive, Leeds, (£1,351,000) make up the top five most expensive streets in the region.

### **West Midlands**

In the West Midlands, Birmingham's Carpenter Road (£3,088,000) takes top spot, followed by Old Warwick Road in Solihull (£2,113,000). Beechwood Croft (£1,930,000) and Ladywood Road (£1,836,000) in Sutton Coldfield are the third and fourth most expensive streets to live in the region, followed by Solihull's Rising Lane (£1,759,000) in fifth.

### **East Midlands**

The top three most expensive streets in the region can all be found in Leicester, with Benscliffe Road (£3,288,000) topping the pile, followed by Holmewood Drive (£1,940,000) and Ulverscroft Lane (£1,719,000). Stamford's St. Marys Street (£1,659,000) and Northampton Road in Rushden (£1,602,000) complete the top five.

### **East Anglia**

The streets of Cambridge dominate the 10 most expensive in East Anglia. Most of these streets are close to the main University area in the CB2 and CB3 postal districts. Chaucer Road is the most expensive street (£3,610,000) followed by Storeys Way (£2,585,000), Barrow Road (£2,319,000), Millington Rad (£2,317,000) and then Bentley Road (£2,104,000).

### **South East**

The region's most desirable addresses are in the towns of Weybridge and Leatherhead. South Ridge in Weybridge is the most expensive with an average price of £7,125,000, followed by East Road, also in Weybridge (£6,862,000). In third place is Montrose Gardens in Leatherhead at an average price of £5,862,000 and completing the South East Top five are Witheridge Lane, High Wycombe (£5,575,000) and Virginia Avenue, Virginia Water (£5,438,000).

### **South West**

Eight of the top 10 most expensive streets in the South West can be found in Poole, with the top two, Pearce Avenue (£3,478,000) and Panorama Road (£3,002,000) found in the area. Bath's Weston Park completes the top three, with an

## Press Office Contact



James Birch : [james.birch@lloydsbanking.com](mailto:james.birch@lloydsbanking.com), 07786074642

# Press Release



average price of £2,796,000). We return to Poole for the final two streets to make the top five in the region, with Wilderton Road and Whitecliffe Road both attracting average house prices of £2,528,000

## **Wales**

Benar Headland in Pwllheli is Wales's most expensive street with an average price of £2,152,000. The most expensive street in the Welsh capital of Cardiff is Llandennis Avenue, where the average house price will set buyers back £1,361,000. Llys Helyg Drive in Llandudno (£1,219,000), Cliff Parade in Penarth (£1,213,000), and Hanley Cwrt in Usk (£1,152,000) complete the top five.

**Ends**

## **Notes to editor:**

**Table 2: 20 Most expensive streets in England and Wales 2021**

Street Name	Posttown	Region	Postcode	Average House Price £ 2016-2021*
Tite Street	London	Greater London	Sw3	28,902,000
Phillimore Gardens	London	Greater London	W87	25,188,000
South Audley Street	London	Greater London	W1K	22,850,000
Chelsea Square	London	Greater London	Sw3	18,800,000
Queen Annes Gate	London	Greater London	Sw1	17,563,000
Knightsbridge	London	Greater London	Sw1	16,749,000
Ilchester Place	London	Greater London	W14	16,304,000
Kensington Park Gardens	London	Greater London	W11	15,683,000
Manresa Road	London	Greater London	Sw3	15,518,000
Tregunter Road	London	Greater London	Sw1	15,510,000
South Ridge	Weybridge	South East	Kt1	7,125,000
East Road	Weybridge	South East	Kt1	6,862,000
Montrose Gardens	Leatherhead	South East	Kt2	5,862,000
Witheridge Lane	High Wycombe	South East	Hp1	5,575,000
Virginia Avenue	Virginia Water	South East	Gu2	5,438,000
Charlbury Road	Oxford	South East	Ox2	5,103,000
Bucklers Hard	Brockenhurst	South East	So4	5,038,000
Hatton Hill	Windlesham	South East	Gu2	5,009,000
Fishers Wood	Ascot	South East	Sl5	4,804,000
Furze Field	Leatherhead	South East	Kt2	4,575,000

Source: Land Registry and Royal Mail. \*For period between January 2016 and September 2021

All prices are based on transactions between January 2016 and September 2021 recorded on the Land Registry database for transactions in England and Wales.

<sup>1</sup> UK average house price based on Land Registry data, 12 months rolling to September 2021 is £ 347,815.

The data in this report are compiled from over 1.78 million UK post codes supplied by the Royal Mail in conjunction with the Land Registry database of housing transactions and prices.

House prices shown in the tables are arithmetic average prices of house transactions between January 2016 and September 2021. The transactions data is sourced from the Land Registry, and individual post codes (and not street name, as there can be several occurrences

## Press Office Contact



James Birch : [james.birch@lloydsbanking.com](mailto:james.birch@lloydsbanking.com), 07786074642

# Press Release



with same name) from the Royal Mail. Only post codes/streets where there have been at least two transactions over the period are included.

## Further information

This report is prepared from information that we believe is collated with care; however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own- or third-party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance. © Lloyds Bank plc all rights reserved 2021.

Data produced by Land Registry © Crown copyright 2021. This information is intended for the sole use of journalists and media professionals.

## Press Office Contact



James Birch : [james.birch@lloydsbanking.com](mailto:james.birch@lloydsbanking.com), 07786074642